

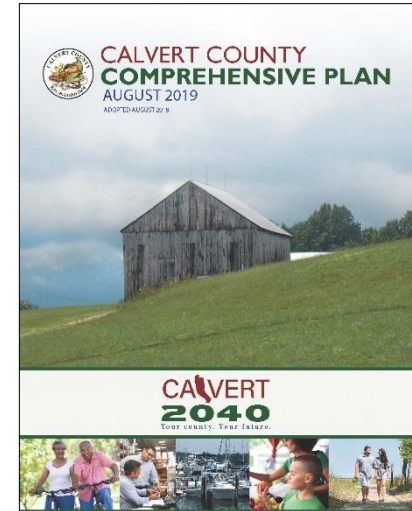
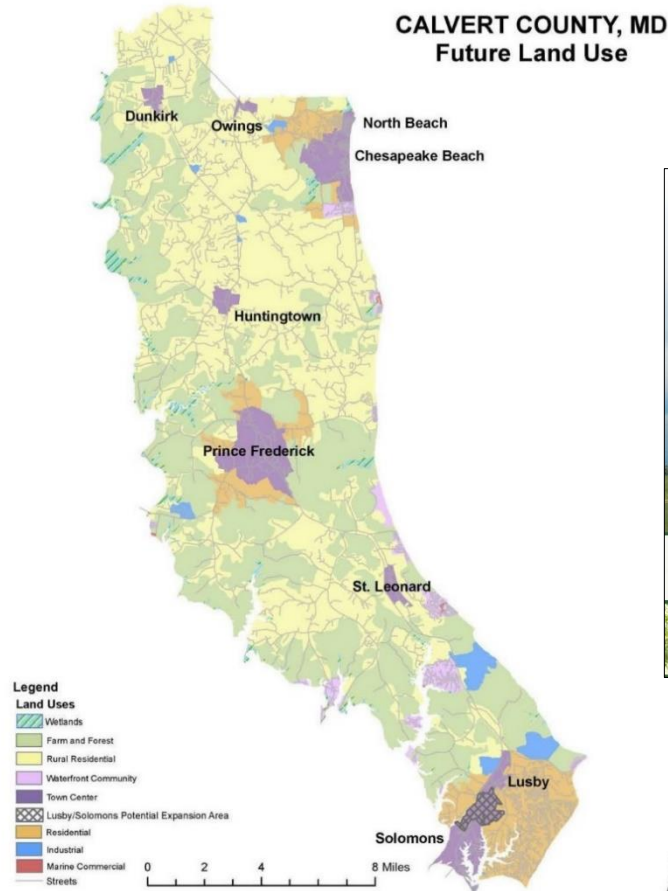


**Prince Frederick Town Center  
Master Plan Update  
Liaison Meeting  
August 18, 2021**



# Calvert County Town Centers

Town of North Beach  
Town of Chesapeake Beach  
Dunkirk  
Owings  
Huntingtown  
Prince Frederick  
St. Leonard  
Lusby  
Solomons



Calvert County  
Comprehensive Plan,  
adopted August 2019

# Update Process

We are  
here

## Identify Issues

- Staff preparation
- Community Outreach
- Public Meetings

Winter 2019/2020 - Fall 2020  
*(delays due to COVID-19)*

## Develop Plan

- Draft Plan
- Public Meetings
- Planning Commission Review

Winter 2020/2021 –  
Summer 2021

## Adoption

- Planning Commission Public Hearing/Approval Recommendation
- Board of Calvert County Commissioners Review/Public Hearing
- Adoption

Fall 2021

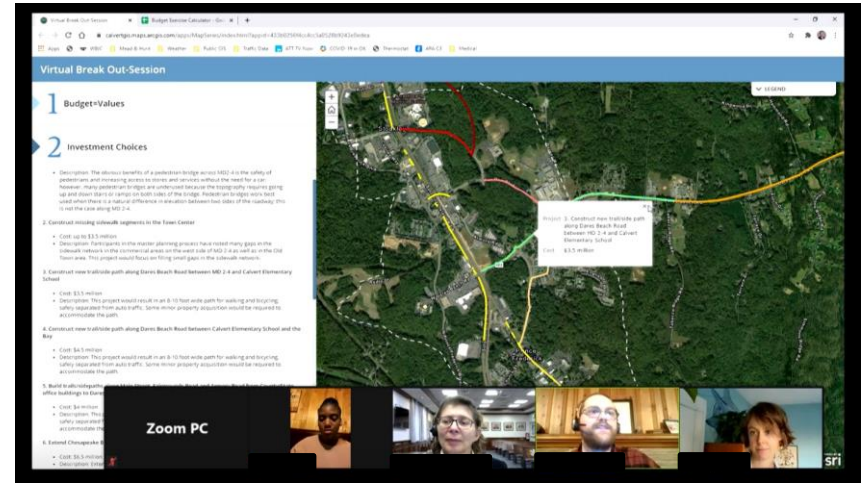


Preliminary work on updating the zoning regulations would begin mid-way through the master plan update process.

# Prince Frederick Master Plan Update

## Public Meetings & Engagement

- January 8, 2020 Liaison Meeting
- January 30 Overview Presentation
- Prince Frederick Survey #1 (open through Feb. 17)
- March 2 Survey Results/Workshop
- Prince Frederick Survey #2 (open through June 1)
- October 15 Welcome Back Virtual Meeting
- Interactive Map & Survey #3 (comments requested by Nov. 30, 2020)
- November 19 Workshop on Transportation and Land Use
- February 25, 2021 Workshop on Scenarios
- March 31, 2021 Public Meeting – Presentation of draft Land Use and Transportation Elements



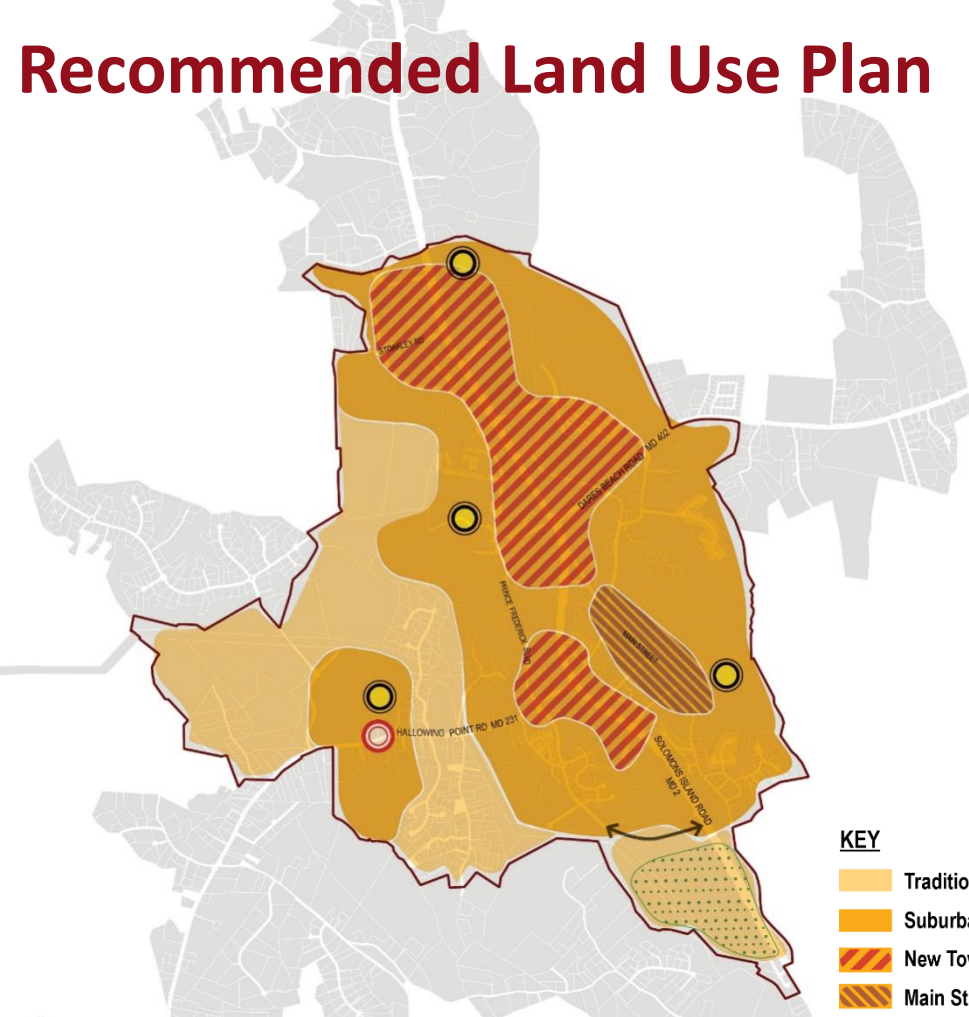
# **Prince Frederick Town Center Master Plan Update - Outreach to Calvert County Boards, Committees, and Commissions**

- Economic Development Advisory Commission
- Environmental Commission
- Heritage Committee
- Historic District Commission
- Prince Frederick Architectural Review Committee
- Parks and Recreation Advisory Board

# Draft Plan's Chapters

1. Purpose
2. Keys Issues and Vision
3. Land Use
4. Environment & Natural Resources
5. Heritage
6. Housing
7. Transportation
8. Economic Vitality
9. Water Resources
10. Government & Community Facilities
11. Implementation

# Recommended Land Use Plan



## KEY

Traditional Suburban (Low Density: 1-4 DU/AC)

Suburban Village (Low-Medium Density 5-14 DU/AC)

New Town / Mixed Use Redevelopment (Low-Medium Density 5-14 DU/AC)

Main Street / Old Town

Environmental Conservation Area

Neighborhood Commercial

Senior Housing Opportunity

- Similar to the 2013 charette report recommendations.
- Residential density would be capped at 14 units per acre rather than 24 units per acre as permitted today. This density is reallocated to support:
  - Up to 14 units per acre along Prince Frederick Boulevard, the College of Southern Maryland and just to the north and south of historic Main Street.
  - Mixed-use redevelopment nodes in the Armory Square/Fox Run area as well as the intersections of MD 2-4 at Dares Beach Road and at Hallowing Point Road.
- Primary benefits are:
  - Encourages redevelopment of older shopping center areas.
  - Encourages walkable growth near Main Street and the College of Southern Maryland.
  - Continues multifamily development pattern abutting Prince Frederick Boulevard north of Dares Beach Road.
  - Preserves major environmental area.

# Recommended Land Use Plan

Traditional suburban neighborhood



Town-scale residential neighborhoods



Mixed-use districts



Pedestrian-oriented Main Street anchored by Public Buildings

Life-long learning  
(Age-restricted housing near college)

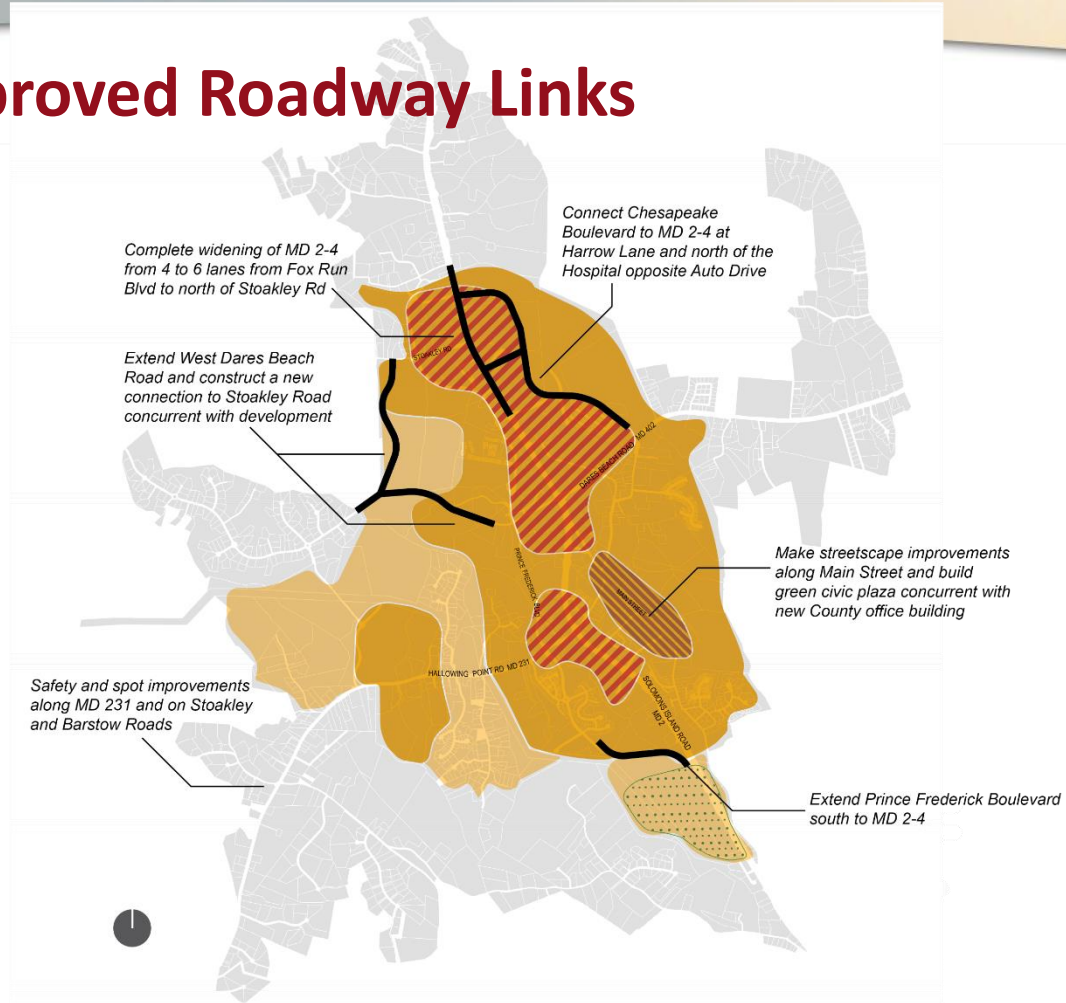


Small-scale neighborhood commercial area near college



# Proposed New or Improved Roadway Links

Need to distinguish between developer-specific infrastructure and network improvements



# Other Elements

- Environment & Natural Resources
- Heritage
- Housing
- Economic Vitality
- Water Resources
- Government & Community Facilities



# Government & Community Facilities

Government & Community Facilities includes:

- Education
- Libraries
- Older adult & senior facilities
- Parks & recreation
- Public safety
- Health & human services
- Solid waste management



# Ways People Can Participate

- Provide written comments on the July 2021 draft master plan to the Planning Commission
- Submit written comments and/or speak at public hearings:  
Planning Commission's and  
Board of County Commissioners'

# We Need Your Help

- In informing group members, neighbors, friends, residents, property owners, renters, business owners, and visitors;
- In reaching young adults and youth; and
- In sharing with the Planning Commission what your group would like the plan to achieve.



# How to Submit Comments

Comments on the July 2021 draft plan submitted by 4:30 PM Sept. 1, 2021 will be provided to the Planning Commission for review at its meeting on September 15, 2021. Address comments to Mr. Steve Jones, Chair, Calvert County Planning Commission. Comments may be submitted by:

- Email: [TownCenterUpdate@CalvertCountyMD.gov](mailto:TownCenterUpdate@CalvertCountyMD.gov)
- Mail: 205 Main Street, Prince Frederick, MD 20678
- Fax: 410-414-3092
- Hand-delivered: 205 Main Street, Prince Frederick, MD 20678



# To Learn about Events & Status

- Visit [www.calvertcountymd.gov](http://www.calvertcountymd.gov)
- Sign up to receive email messages: click on “Notify Me” under News Flash and select “Planning & Zoning”
- Follow on Facebook:  
[www.facebook.com/CalvertCountyMd](https://www.facebook.com/CalvertCountyMd)



**Notify Me**

*Subscribe to stay informed*



# Thank You!

Questions may be emailed to  
[TownCenterUpdate@calvertcountymd.gov](mailto:TownCenterUpdate@calvertcountymd.gov)

or

call 410-535-1600, ext. 2356  
during normal operating hours of  
8:30 a.m. to 4:30 p.m.